Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Julia B. Hawkins
Affiant

Subscribed and sworn to before me, this the 20th day of April, 2017.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Julia Hawkins		
205 31st Ave. N. #301	NEW OWNER	104-02-0C-301.00-CO
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AMY M. WORON, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIA HAWKINS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 301, together with the appurtenant interest in the common elements of Midtown Lofts Condominiums, a Horizontal Property Regime established by Master Deed, of record in Instrument Number 20050630-0075478, amended in Instrument Number 20060921-0117372, Instrument Number 20061016-0128233, Instrument Number 20070124-0009913 and Instrument No. 20070928-0115604, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plat attached as Exhibit "D" to the aforementioned Master Deed.

Being the same property conveyed to Amy Woron, an unmarried woman by Warranty deed from Nicholas B. Ogden, unmarried of record in Instrument No. 20140909-0082577 Register's Office for Davidson County, Tennessee, dated September 04, 2014 and recorded on September 09, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 205 31st Ave. N. #301, Nashville, TN 37203.

BILL GARRETT, Davidson County
Trans:T20170034953 DEEDWARR
Recvd: 04/25/17 16:05 2 pgs
Fees:13.00 Taxes:1369.00
20170425-0040690

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of April, 2017.

Amy M. Woron

Amy M. Woron

STATE OF Hawaii
COUNTY OF Honolulu
City and

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amy M. Woron, with whom ~~I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of April, 2017.

NOREEN HO NOTARY PUBLIC No. 06-18 STATE OF HAWAII

Notary Public My Commission Expires January 01, 2018

Curtis Glenn Trout, spouse of **Amy M. Woron**, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the ~~real~~ property as all or part of an elective share of a surviving spouse, and any ~~marital~~ claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Curtis Glenn ~~Trout~~ Trout

STATE OF Hawaii
COUNTY OF Honolulu
City and

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named ~~Amy M. Woron~~ Curtis Glenn Trout, with whom ~~I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of April, 2017.

NOREEN HO NOTARY PUBLIC No. 06-18 STATE OF HAWAII

Notary Public My Commission Expires January 01, 2018

NOREEN HO, FIRST CIRCUIT
Doc. Date: undated # Pages: 2
Doc. Description: Warranty Deed
Notary Signature: Date: 4-20-17

NOREEN HO NOTARY PUBLIC No. 06-18 STATE OF HAWAII